

LOCAL PLAN – SUBMISSION TO STAGE 3 CONSULTATION
MORDEN N5.1 (p178) – TALL BUILDINGS

There are striking contextual similarities between the two tallest buildings in Merton, the Civic Centre in Morden and Britannia Point in Colliers Wood. Both were constructed more than 50 years ago, with little regard for their surroundings at the time. Both may justifiably be described as pinnacle buildings in their respective town centres, **and should remain so.**

In the case of Britannia Point, the policy for Colliers Wood (N3.1) states explicitly that “Britannia Point should remain the pinnacle building in the centre in terms of height”.

There is no comparable policy to define the role of the Civic Centre in Morden, despite plans for major regeneration of the town centre. The Civic Centre is located at the heart of the Wider Morden Town Centre Area, immediately south of site Mo.4. If Morden is to retain its sense of place, its regeneration should be anchored in the context of a landmark building that has defined the skyline of the town centre for over 50 years.

Drawing on the policy for Britannia Point, the following addition is proposed after 5.11.36 (p.185):

“Morden town centre may be an appropriate location to accommodate higher density development including tall buildings. **The Civic Centre should remain the pinnacle building in the town centre in terms of height.** This can then form the basis for a coherent group of buildings that relate well to each other in terms of scale, massing, form and architecture”.

Cllr Peter Southgate - Leader, Merton Park Ward Independent Residents (MPWIR), LB Merton

